

EXHIBIT Q

Assigned for all purposes to: Stanley Mosk Courthouse, Judicial Officer: George Bird

UD-100

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: Chris Evans #202135/Melissa Hernandez #289773 FIRM NAME: Kimball, Tirey & St. John LLP STREET ADDRESS: 915 Wilshire Blvd, Suite 1650 CITY: Los Angeles TELEPHONE NO.: (213) 337-0050 EMAIL ADDRESS: ATTORNEY FOR (name): Plaintiff		STATE BAR NUMBER: FOR COURT USE ONLY	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 111 NORTH HILL STREET MAILING ADDRESS: CITY AND ZIP CODE: LOS ANGELES, CA 90012 BRANCH NAME: LOS ANGELES SUPERIOR COURT LOS ANGELES / CENTRAL DISTRICT		STATE: CA ZIP CODE: 90017 FAX NO.: (213) 337-0080	
PLAINTIFF: Onni Real Estate IX, LLC DEFENDANT: Brittany Stillwell; Feliz Felder ☒ DOES 1 TO 10 inclusive.		CASE NUMBER: 21STUD03349	
COMPLAINT - UNLAWFUL DETAINER* ☒ COMPLAINT ☐ AMENDED COMPLAINT (Amendment Number):			
Jurisdiction (check all that apply): ☒ ACTION IS A LIMITED CIVIL CASE Amount demanded ☒ does not exceed \$10,000. ☐ exceeds \$10,000 but does not exceed \$25,000. ☐ ACTION IS AN UNLIMITED CIVIL CASE (amount demanded exceeds \$25,000) ☐ ACTION IS RECLASSIFIED by this amended complaint or cross-complaint (check all that apply): ☐ from unlawful detainer to general unlimited civil (possession not in issue). ☐ from limited to unlimited. ☐ from unlawful detainer to general limited civil (possession not in issue). ☐ from unlimited to limited.			

1. PLAINTIFF (name each):
Onni Real Estate IX, LLC

alleges causes of action against DEFENDANT (name each):
Brittany Stillwell; Feliz Felder

2. a. Plaintiff is (1) ☐ an individual over the age of 18 years. (4) ☐ a partnership.
(2) ☐ a public agency. (5) ☐ a corporation.
(3) ☒ other (specify): Limited Liability Company

b. ☐ Plaintiff has complied with the fictitious business name laws and is doing business under the fictitious name of (specify):

3. a. The venue is the court named above because defendant named above is in possession of the premises located at (street address, apt. no., city, zip code, and county):
1201 S. Hope Street #2814
Los Angeles, CA 90015
County of LOS ANGELES

b. The premises in 3a are (check one)

- (1) ☒ within the city limits of (name of city): Los Angeles
(2) ☐ within the unincorporated area of (name of county):

c. The premises in 3a were constructed in (approximate year): Not Applicable

4. Plaintiff's interest in the premises is ☒ as owner ☐ other (specify):

5. The true names and capacities of defendants sued as Does are unknown to plaintiff.

*NOTE: Do not use this form for evictions after sale (Code Civ. Proc., § 1161a).

COMPLAINT - UNLAWFUL DETAINER

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PLAINTIFF (Name): Onni Real Estate IX, LLC	SUM-130
DEFENDANT (Name): Brittany Stillwell; Feliz Felder	CASE NUMBER:

3. (Must be answered in all cases) An unlawful detainer assistant (Bus. & Prof. Code, §§ 6400-6415) ☒ did not ☐ did for compensation give advice or assistance with this form. (If plaintiff has received **any** help or advice for pay from an unlawful detainer assistant, complete item 6 on the next page.)
4. **Unlawful detainer assistant** (complete if plaintiff has received any help or advice for pay from an unlawful detainer assistant):
- a. Assistant's name:
 - b. Telephone no.:
 - c. Street address, city, and zip:
 - d. County of registration:
 - e. Registration no.:
 - f. Registration expires on (date):

Sherri R. Carter Executive Officer / Clerk of Court

Date: 12/07/2021
(Fecha)

Clerk, by V. Sino-Cruz, Deputy
(Secretario) (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)
(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (form POS-010)).

[SEAL]



5. NOTICE TO THE PERSON SERVED: You are served

- a. ☐ as an individual defendant.
- b. ☐ as the person sued under the fictitious name of (specify):
- c. ☐ as an occupant.
- d. ☐ on behalf of (specify):

under: ☐ CCP 416.10 (corporation).	☐ CCP 416.60 (minor).
☐ CCP 416.20 (defunct corporation).	☐ CCP 416.70 (conservatee).
☐ CCP 416.40 (association or partnership).	☐ CCP 416.90 (authorized person).
☐ CCP 415.46 (occupant).	☐ other (specify):
- e. ☐ by personal delivery on (date):

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PLAINTIFF: Onni Real Estate IX, LLC
 DEFENDANT: Brittany Stillwell; Feliz Felder

CASE NUMBER:

6. a. On or about (date): 09/01/2020

defendant (name each):

Brittany Stillwell; Feliz Felder

(1) agreed to rent the premises as a ☐ month-to-month tenancy ☒ other tenancy (specify): 14 Months(2) agreed to pay rent of \$ 4,752.00 payable ☒ monthly ☐ other (specify frequency):(3) agreed to pay rent on the ☒ first of the month ☐ other day (specify):b. This ☒ written ☐ oral agreement was made with(1) ☒ plaintiff. (3) ☐ plaintiff's predecessor in interest.(2) ☐ plaintiff's agent, (4) ☐ Other (specify):c. ☒ The defendants not named in item 6a are(1) ☐ subtenants.(2) ☐ assignees.(3) ☒ Other (specify): unknown as to Does.d. ☐ The agreement was later changed as follows (specify):e. ☐ A copy of the written agreement, including any addenda or attachments that form the basis of this complaint, is attached and labeled Exhibit 1. (Required for residential property, unless item 6f is checked. See Code Civ. Proc., § 1166.)f. ☒ (For residential property) A copy of the written agreement is not attached because (specify reason):(1) ☐ the written agreement is not in the possession of the landlord or the landlord's employees or agents.(2) ☒ this action is solely for nonpayment of rent (Code Civ. Proc., § 1161(2)).

7. The tenancy described in 6 (complete (a) or (b))

a. ☒ is not subject to the Tenant Protection Act of 2019 (Civil Code, § 1946.2). The specific subpart supporting why tenancy is exempt is (specify): Not Applicableb. ☐ is subject to the Tenant Protection Act of 2019.

8. (Complete only if item 7b is checked. Check all applicable boxes.)

a. ☐ The tenancy was terminated for at-fault just cause (Civil Code, § 1946.2(b)(1)).b. ☐ The tenancy was terminated for no-fault just cause (Civil Code, § 1946.2(b)(2)) and the plaintiff (check one)(1) ☐ waived the payment of rent for the final month of the tenancy, before the rent came due, under section 1946.2(d)(2), in the amount of \$(2) ☐ provided a direct payment of one month's rent under section 1946.2(d)(3), equaling \$ to (name each defendant and amount given to each):c. ☐ Because defendant failed to vacate, plaintiff is seeking to recover the total amount in 8b as damages in this action.9. a. ☒ Defendant (name each): Brittany Stillwell; Feliz Felder

was served the following notice on the same date and in the same manner:

(1) ☒ 3-day notice to pay rent or quit (5) ☐ 3-day notice to perform covenants or quit(2) ☐ 30-day notice to quit (not applicable if item 7b checked)(3) ☐ 60-day notice to quit (6) ☐ 3-day notice to quit under Civil Code, § 1946.2(c)(4) ☐ 3-day notice to quit Prior required notice to perform covenants served (date):(7) ☐ Other (specify):

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PLAINTIFF: Onni Real Estate IX, LLC
 DEFENDANT: Brittany Stillwell; Feliz Felder

CASE NUMBER:

9. b. (1) On (date): 11/15/2021 the period stated in the notice checked in 9a expired at the end of the day.
 (2) Defendants failed to comply with the requirements of the notice by that date.
- c. All facts stated in the notice are true.
- d. ☒ The notice included an election of forfeiture.
- e. ☒ A copy of the notice is attached and labeled Exhibit 2. (Required for residential property. See Code Civ. Proc., § 1166. When Civil Code, § 1946.2(c), applies and two notices are required, provide copies of both.)
- f. ☐ One or more defendants were served (1) with the prior required notice under Civil Code, § 1946.2(c), (2) with a different notice, (3) on a different date, or (4) in a different manner, as stated in Attachment 10c. (Check item 10c and attach a statement providing the information required by items 9a–e and 10 for each defendant and notice.)
10. a. ☒ The notice in item 9a was served on the defendant named in item 9a as follows:
- (1) ☐ By personally handing a copy to defendant on (date):
- (2) ☐ By leaving a copy with (name or description):
 a person of suitable age and discretion, on (date): at defendant's
☐ residence ☐ business AND mailing a copy to defendant at defendant's place of residence
 on (date): because defendant cannot be found at defendant's residence or usual place of business.
- (3) ☒ by posting a copy on the premises on (date): 11/09/2021
☐ AND giving a copy to a person found residing at the premises AND mailing a copy to defendant at the premises
 on (date): 11/09/2021
- (a) ☐ because defendant's residence and usual place of business cannot be ascertained OR
- (b) ☒ because no person of suitable age or discretion can be found there.
- (4) ☐ (Not for 3-day notice; see Civil Code, § 1946, before using) By sending a copy by certified or registered mail
 addressed to defendant on (date):
- (5) ☐ (Not for residential tenancies; see Civil Code, § 1953, before using) In the manner specified in a written
 commercial lease between the parties
- b. ☐ (Name):
 was served on behalf of all defendants who signed a joint written rental agreement.
- c. ☐ Information about service of notice on the defendants alleged in item 9f is stated in Attachment 10c.
- d. ☐ Proof of service of the notice in item 9a is attached and labeled Exhibit 3.
11. ☐ Plaintiff demands possession from each defendant because of expiration of a fixed-term lease.
12. ☒ At the time the 3-day notice to pay rent or quit was served, the amount of **rent due** was \$ 4,752.00
13. ☒ The fair rental value of the premises is \$ 158.40 per day.
14. ☐ Defendant's continued possession is malicious, and plaintiff is entitled to statutory damages under Code of Civil Procedure
 section 1174(b). (State specific facts supporting a claim up to \$600 in Attachment 14.)
15. ☒ A written agreement between the parties provides for attorney fees.
16. ☐ Defendant's tenancy is subject to the local rent control or eviction control ordinance of (city or county, title of ordinance, and
 date of passage):
- Plaintiff has met all applicable requirements of the ordinances.
17. ☒ Other allegations are stated in Attachment 17.
18. Plaintiff accepts the jurisdictional limit, if any, of the court.

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PLAINTIFF: Onni Real Estate IX, LLC
 DEFENDANT: Brittany Stillwell; Feliz Felder

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19. PLAINTIFF REQUESTS

- a. possession of the premises.
 b. costs incurred in this proceeding:
 c. ☒ past-due rent of \$ 4,752.00
 d. ☒ reasonable attorney fees.
 e. ☒ forfeiture of the agreement.
 f. ☐ damages in the amount of waived rent or relocation assistance as stated in item 8: \$
 g. ☒ damages at the rate stated in item 13 from (date): 12/01/2021 for each day that defendants remain in possession through entry of judgment.
 h. ☐ statutory damages up to \$600 for the conduct alleged in item 14.
 i. ☐ other (specify):

20. ☒ Number of pages attached (specify): 4

UNLAWFUL DETAINER ASSISTANT (Bus. & Prof. Code, §§ 6400-6415)

21. ☒ (Complete in all cases.) An unlawful detainer assistant ☒ did not ☐ did for compensation give advice or assistance with this form. (If declarant has received **any** help or advice for pay from an unlawful detainer assistant, complete a-f.)

- a. Assistant's name:
 b. Street address, city, and zip code:
 c. Telephone no.:
 d. County of registration:
 e. Registration no.:
 f. Expires on (date):

Date: 11/30/2021

Chris Evans

(TYPE OR PRINT NAME)

Is/ Chris Evans

(SIGNATURE OF PLAINTIFF OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 11/30/2021

See Attachment

(TYPE OR PRINT NAME)

(SIGNATURE OF PLAINTIFF)

VERIFICATION

I, Sandra Leal, declare as follows:
(Name)

I am the Assistant Manager for the Plaintiff in this action, and I am
(Title)
authorized to make this verification on its behalf.

I know the contents of the foregoing Complaint and Supplemental Allegations and
assert that based on my belief that the matters stated therein are true. I verify the facts as
stated therein.

I am making this verification on behalf of the Plaintiff because as the
Assistant Manager I am personally aware of the facts of this case, something
(Title)
the Plaintiff/party is not. It is part of my role/duties as Assistant Manager to be
(Title)
aware of the day to day operations and facts surrounding each case and tenancy.

Executed on December 7, 2021. I declare under penalty of perjury that the
foregoing is true and correct.


(Signature)

ATTACHMENT 17

INFORMATIONAL NOTICE OF TEMPORARY EVICTION PROTECTIONS

In accordance with Federal law, defendant(s) are hereby notified of the following:

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under the laws of your State, territory, locality, or tribal area, or under Federal law.

Learn the steps you should take now:

- Visit **www.cfpb.gov/eviction**
- Or call a housing counselor at 800-569-4287.

Nothing contained in this attachment is intended as, or shall constitute, an admission or waiver of any kind.

This disclosure is provided for informational purposes.

NOTICE TO PAY RENT OR QUIT

(COVID-19 Recovery Period Rental Debt – October 2021 through March 2022 –
Pursuant to the COVID-19 Rental Housing Recovery Act)

To: Brittany Stillwell

and all other in possession of the premises located at:

1201 S Hope St Apt 2814
Los Angeles, CA 90015

WITHIN THREE (3) DAYS, excluding Saturdays and Sundays and other judicial holidays, after the service on you of this notice, you are hereby required to do one of the following:

- (1) Pay the delinquent rent of the premises described herein, of which you now hold possession, as follows:

Date Amount Became Due	Amount
November 1, 2021	\$4,752.00
December 1, 2021	
January 1, 2021	
February 1, 2021	
March 1, 2021	

Total Delinquent Rent: \$ 4,752.00

This notice does not demand rent or other payments owed prior to October 1, 2021, and Landlord reserves the right to pursue those amounts in accordance with the law.

Payment must be delivered as follows:

- ☒ By mail to: 1201 S Hope St Apt 2814, Los Angeles, CA 90015
☒ By delivering in person to: Property Management or any available personnel at 1201 S Hope Street Los Angeles CA 90015 between the hours of 9 AM to 5 PM Sunday through Saturday. The above-mentioned employee may be reached by telephone at (213)-314-0588.
☒ By electronic funds transfer procedure previously established

Telephone Number: (213)-314-0588

- (2) Or deliver up possession of the premises described herein to 1201 S Hope St Apt 2814, Los Angeles, CA 90015 who/which is authorized to receive the same.

IMPORTANT NOTICE FROM THE STATE OF CALIFORNIA – YOU MUST TAKE ACTION TO AVOID AN EVICTION: As part of the state's COVID-19 relief plan, money has been set aside to help renters who have fallen behind on rent or utility payments.

If you cannot pay the amount demanded in this notice, YOU SHOULD COMPLETE A RENTAL ASSISTANCE APPLICATION IMMEDIATELY! It is free and simple to apply. Citizenship or immigration status does not matter.

DO NOT DELAY! IF YOU DO NOT COMPLETE YOUR APPLICATION FOR RENTAL ASSISTANCE WITHIN 15 BUSINESS DAYS, YOUR LANDLORD MAY BE ABLE TO SUE TO OBTAIN A COURT ORDER FOR YOUR EVICTION.

You can start your application by calling 1-833-430-2122 or visiting <http://housingiskey.com>.

The application for the California COVID-19 Rent Relief can be found at: https://housing.ca.gov/covid_rr/index.html.

☐ If checked, in addition to the California COVID-19 Rent Relief program, you may also be able to apply to the local government rental assistance program for the county/city in which you live. The telephone number and internet website address of the local government rental assistance program are as follows:

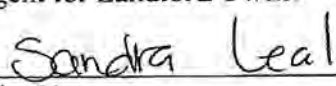
(833) 430-2122
<https://hornellp-ca.neighborlysoftware.com/CaliforniaCovid19RentRelief/Participant>

☐ If checked, you are only able to apply for rental assistance through your local government rental assistance program (and cannot through the California COVID-19 Rent Relief program). The telephone number and internet website address of the local government rental assistance program are as follows:

(833) 430-2122
<https://hornellp-ca.neighborlysoftware.com/CaliforniaCovid19RentRelief/Participant>

If you fail to perform or otherwise comply with this Notice, the Owner/Agent does hereby elect to declare the forfeiture of your Rental Agreement under which you hold possession of the above-described premises and will institute legal proceedings against you to recover possession of said premises and to recover all delinquent rent demanded herein, court costs and attorneys' fees as permitted by law, and possible additional statutory damages of up to SIX HUNDRED DOLLARS (\$600.00) in accordance with California Code of Civil Procedure Section 1174(b).

Dated: 11/9/2021


Agent for Landlord/Owner

Print Name

NOTICE: EVERYONE WHO LIVES IN THIS RENTAL UNIT MAY BE EVICTED BY COURT ORDER. READ THIS FORM IF YOU LIVE HERE AND IF YOUR NAME IS NOT ON THE ATTACHED SUMMONS AND COMPLAINT. **CP10.5**

1. If you live here and you do not complete and submit this form, you may be evicted without further hearing by the court along with the persons named in the Summons and Complaint.
2. You must file this form within 10 days of the date of service listed in the box on the right hand side of this form.
 - **Exception:** If you are a tenant being evicted after your landlord lost the property to foreclosure, the 10-day deadline does not apply to you and you may file this form at any time before judgment is entered.
3. If you file this form, your claim will be determined in the eviction action against the persons named in the complaint.
4. If you do not file this form, you may be evicted without further hearing.
5. If you are a tenant being evicted due to foreclosure, you have additional rights and should seek legal advice immediately.

CLAIMANT OR CLAIMANT'S ATTORNEY (Name and Address): ATTORNEY FOR (Name): NAME OF COURT: STREET ADDRESS: 111 NORTH HILL STREET MAILING ADDRESS: CITY AND ZIP CODE: LOS ANGELES, CA 90012 BRANCH NAME: LOS ANGELES SUPERIOR COURT LOS ANGELES / CENTRAL DISTRICT Plaintiff: Onni Real Estate IX, LLC Defendant: Brittany Stillwell; Feliz Felder	TELEPHONE NO.:	FOR COURT USE ONLY CASE NUMBER:
PREJUDGMENT CLAIM OF RIGHT TO POSSESSION Complete this form only if ALL of these statements are true: 1. You are NOT named in the accompanying Summons and Complaint. 2. You occupied the subject premises on or before the date the unlawful detainer (eviction) complaint was filed. (The date is in the accompanying Summons and Complaint.) 3. You still occupy the subject premises.		(To be completed by the process server) DATE OF SERVICE: (Date that form is served or delivered, posted, and mailed by the officer or process server)

I DECLARE THE FOLLOWING UNDER PENALTY OF PERJURY:

1. My name is (specify):
2. I reside at (street address, unit no., city and ZIP code):

3. The address of "the premises" subject to this claim is (address):

4. On (insert date): , the landlord or the landlord's authorized agent filed a complaint to recover possession of the premises. (This date is in the accompanying Summons and Complaint.)
5. I occupied the premises on the date the complaint was filed (the date in item 4). I have continued to occupy the premises ever since.
6. I was at least 18 years of age on the date the complaint was filed (the date in item 4).
7. I claim a right to possession of the premises because I occupied the premises on the date the complaint was filed (the date in item 4).
8. I was not named in the Summons and Complaint.
9. I understand that if I make this claim of possession, I will be added as a defendant to the unlawful detainer (eviction) action.
10. (Filing fee) I understand that I must go to the court and pay a filing fee of \$ or file with the court an "Application for Waiver of Court Fees and Costs." I understand that if I don't pay the filing fee or file the form for waiver of court fees, I will not be entitled to make a claim of right to possession.

(Continued on reverse)

Plaintiff: Onni Real Estate IX, LLC	CASE NUMBER:
Defendant: Brittany Stillwell; Feliz Felder	

11. If my landlord lost this property to foreclosure, I understand that I can file this form at any time before judgment is entered, and that I have additional rights and should seek legal advice.
12. I understand that I will have *five days* (excluding court holidays) to file a response to the Summons and Complaint after I file this Prejudgment Claim of Right to Possession form.

NOTICE: If you fail to file this claim, you will be evicted without further hearing.

13. **Rental agreement.** I have (*check all that apply to you*):

- a. ☐ an oral or written rental agreement with the landlord.
- b. ☐ an oral or written rental agreement with a person other than the landlord.
- c. ☐ an oral or written rental agreement with the former owner who lost the property to foreclosure.
- d. ☐ other (*explain*):

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WARNING: Perjury is a felony punishable by imprisonment in the state prison.

Date:

(TYPE OR PRINT NAME)

(SIGNATURE OF CLAIMANT)

NOTICE: If you file this claim to possession, the unlawful detainer action against you will be determined at trial. At trial, you may be found liable for rent, costs, and, in some cases, treble damages.

- NOTICE TO OCCUPANTS -

YOU MUST ACT AT ONCE if all the following are true:

1. You are **NOT** named in the accompanying Summons and Complaint.
2. You occupied the premises on or before the date the unlawful detainer (eviction) complaint was filed.
3. You still occupy the premises.

You can complete and SUBMIT THIS CLAIM FORM WITHIN 10 DAYS from the date of service (on the form) at the court where the unlawful detainer (eviction) complaint was filed. If you are a tenant and your landlord lost the property you occupy through foreclosure, this 10-day deadline does not apply to you. You may file this form at any time before judgment is entered. You should seek legal advice immediately.

If you do not complete and submit this form (and pay a filing fee or file a fee waiver form if you cannot pay the fee), **YOU WILL BE EVICTED.**

After this form is properly filed, you will be added as a defendant in the unlawful detainer (eviction) action and your right to occupy the premises will be decided by the court. *If you do not file this claim, you may be evicted without a hearing.*

SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES		Reserved for Clerk's File Stamp
COURTHOUSE ADDRESS: Stanley Mosk Courthouse 111 North Hill Street, Los Angeles, CA 90012		FILED Superior Court of California County of Los Angeles 12/07/2021 Sherri R. Carter, Executive Officer / Clerk of Court By: <u>V. Sino-Cruz</u> Deputy
PLAINTIFF(S): Onni Real Estate IX, LLC		
DEFENDANT(S): Brittany Stillwell et al		
NOTICE OF CASE ASSIGNMENT – LIMITED CIVIL CASE		CASE NUMBER: 21STUD03349

Case is assigned for all purposes to the judicial officer indicated below. Notice given to Plaintiff / Cross-Complainant / Attorney of Record on 12/07/2021.

	ASSIGNED JUDGE	DEPARTMENT	ROOM
	George F. Bird	91	

Sherri R. Carter, Executive Officer / Clerk of Court

By V. Sino-Cruz, Deputy Clerk

Instructions for Handling Limited Civil Cases

The following critical provisions, as applicable in the Los Angeles Superior Court are cited for your information.

PRIORITY OVER OTHER RULES: The priority of Chapter Seven of the LASC Local Rules over other inconsistent Local Rules is set forth in Rule 7.2© thereof.

CHALLENGE TO ASSIGNED JUDGE: To the extent set forth therein, Government Code section 68616(i) and Local Rule 2.5 control the timing of Code of Civil Procedure section 170.6 challenges.

TIME STANDARDS: The time standards may be extended by the court only upon a showing of good cause. (Cal. Rules of Court, rule 3.110.) Failure to meet time standards may result in the imposition of sanctions. (Local Rule 3.37.)

Except for collections cases pursuant to California Rules of Court, rule 3.740, cases assigned to the Individual Calendar Court will be subject to processing under the following time standards:

COMPLAINTS: All complaints shall be served and the proof of service filed within 60 days after filing of the complaint.

CROSS-COMPLAINTS: Without leave of court first being obtained, no cross-complaint may be filed by any party after their answer is filed. Cross-complaints against parties new to the action must be served and the proof of service filed within 30 days after the filing of the cross-complaint. A cross-complaint against a party who has already appeared in the action must be accompanied by proof of service of the cross-complaint at the time it is filed. (Code Civ. Proc., § 428.50.)

DEFAULTS (Local Rule 9.10): If a responsive pleading is not served within the time to respond and no extension of time has been granted, the plaintiff must file a Request for Entry of Default within 10 days after the time for service has elapsed. Failure to timely file the Request for Entry of Default may result in an Order to Show Cause being issued as to why sanctions should not be imposed. The plaintiff must request default judgment on the defaulting defendants within 40 days after entry of default.

NOTICED MOTIONS: All regularly noticed motions will be calendared through the assigned department. Each motion date must be separately reserved and filed with appropriate fees for each motion. Motions for Summary Judgment must be identified at the time of reservations. All motions should be filed in the clerk's office.

EX PARTE MATTERS: All ex parte applications should be noticed for the courtroom.

UNINSURED MOTORISTS CLAIMS: Delay Reduction Rules do not apply to uninsured motorist claims. The plaintiff must file a Notice of Designation with the Court identifying the case as an uninsured motorist claim under Insurance Code section 11580.2.

NOTICE OF CASE ASSIGNMENT – LIMITED CIVIL CASE

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1. **PLAINTIFF (name each):**
Onni Real Estate IX, LLC

alleges causes of action in the complaint filed in this action against DEFENDANT (name each):
Brittany Stillwell; Feliz Felder

2. **Statutory cover sheet allegations** (Code Civ. Proc., § 1179.01.5(c))

a. This action seeks possession of real property that is (check all that apply): ☒ Residential ☐ Commercial
(If "residential" is checked, complete items 3 and 4 and all remaining items that apply to this action. If only "commercial" is checked, no further items need to be completed except the signature and verification on page 5; a summons may be issued.)

b. This action is based, in whole or in part, on an alleged default payment of rent or other charges. ☒ Yes ☐ No

3. **Verifications required for issuance of summons—residential** (Code Civ. Proc., § 1179.11(a))

a. Is this action based, in whole or in part, on a defendant's nonpayment of rent or other financial obligation during the period between March 1, 2020, and March 31, 2022? ☒ Yes ☐ No
(If no is checked, no further items need to be completed except the signature and verification on page 5, and item 12 if the action is based in whole or in part on nonpayment of rent during some other time frame; a summons may be issued.)

b. Is this action on a tenancy that was initially established before October 1, 2021? ☒ Yes ☐ No
(If no is checked, the further items that need to be completed are the signature and verification on page 5, and items 10 or 11, and 12 if the action is based in whole or in part on nonpayment of rent; a summons may be issued. (See Code Civ. Proc., § 1179.09(h) to learn more about what "initially established" means.)

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PLAINTIFF: Onni Real Estate IX, LLC	CASE NUMBER:
DEFENDANT: Brittany Stillwell; Feliz Felder	

3. c. If you answered yes to questions 3a and 3b above, you must check either (1) or (2) below, or a summons may not be issued.
- (1) ☐ Before filing the complaint in this action, plaintiff applied for governmental rental assistance to cover the rent or other financial obligations demanded in this action, but the application was denied **and** a copy of a final decision denying the assistance is attached.
- Note that a "final decision" does not include rejection based on plaintiff not completing the application or doing so correctly, notification that the application is pending further action, or notification that plaintiff or defendants applied to the wrong government agency. (Code Civ. Proc., § 1179.09(d).)*
- or
- (2) ☒ Before filing the complaint in this action, plaintiff completed an application for governmental rental assistance to cover the rent or other financial obligations demanded in this action, including all the required contact information and documentation, **and all** of the following are true:
- (a) At least 20 days have passed since the **later** of either (check one):
- ☒ The date the plaintiff submitted the completed application, or
- ☐ The date the plaintiff served the three-day notice underlying the complaint.
- and**
- (b) Plaintiff has not received any notice from the governmental agency to which defendant has applied for governmental rental assistance to cover the rent or other financial obligations demanded from the defendant in this action.
- and**
- (c) Plaintiff has not received a communication from the defendant that defendant has applied for governmental rental assistance to cover the rent or other financial obligations demanded from the defendant in this action.
4. **Tenants subject to COVID-19 Tenant Relief Act** (Code Civ. Proc., § 1179.02(h))
- a. (1) One or more defendants in this action is a natural person: ☒ Yes ☐ No
- (2) Identify any defendant not a natural person:
- (If no is checked, then no further items need to be completed except the signature and verification, and item 12 if the action is based on nonpayment of rent.)*
- b. (1) All defendants named in this action maintain occupancy as described in Civil Code section 1940(b). ☐ Yes ☒ No
- (2) Identify any defendant who does not: Brittany Stillwell; Feliz Felder
- (If yes is checked, then no further items need to be completed except the signature and verification, and item 12 if the action is based on nonpayment of rent.)*
5. ☐ **Unlawful detainer notice expired before March 1, 2020**
- The unlawful detainer complaint in this action is based solely on a notice to quit, to pay or quit, or to perform covenants or quit, in which the time period specified in the notice expired before March 1, 2020. *(If this is the only basis for the action, no further items need to be completed except the signature and verification on page 5. (Code Civ. Proc., § 1179.03.5(a)(1).))*
6. ☐ **Rent or other financial obligations due between March 1, 2020, and August 31, 2020 (protected time period)**
- The unlawful detainer complaint in this action is based, at least in part, on a demand for payment of rent or other financial obligations due in the protected time period. *(Check all that apply.)*
- a. ☐ Defendant (name each):
- was provided all the required versions of the "Notice from the State of California" required by Code of Civil Procedure section 1179.04. *(Provide information regarding service of the notice or notices in item 8 below.)*
- b. ☐ Defendant (name each):

was served with at least 15 days' notice to pay rent or other financial obligations, quit, or deliver a declaration, and an unsigned declaration of COVID-19-related financial distress, in the form and with the content required in Code of Civil Procedure section 1179.03(b) and (d).

*(If the notice identified defendant as a **high-income tenant** and requested submission of documentation supporting any declaration the defendant submits, complete item 9 below. (Code Civ. Proc., § 1179.02.5(c).))*

(If filing form UD-100 with this form and item 6b is checked, specify this 15-day notice in item 9a(7) on form UD-100, attach a copy of the notice to that complaint form, and provide all requested information about service on that form.)

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6. c. Response to notice (check all that apply):

(1) ☐ Defendant (name each):

delivered a declaration of COVID-19-related financial distress on landlord in the time required. (Code Civ. Proc., § 1179.03(f).)

(2) ☐ Defendant (name each):

did *not* deliver a declaration of COVID-19-related financial distress on landlord in the time required. (Code Civ. Proc., § 1179.03(f).)

7. ☐ **Rent or other financial obligations due between September 1, 2020, and September 30, 2021 (the transition time period)** The unlawful detainer complaint in this action is based, at least in part, on a demand for payment of rent or other financial obligations due during the transition time period.

a. ☐ Defendant (name each):

was provided all the required versions of the "Notice from the State of California" as required by Code of Civil Procedure section 1179.04. (Provide information regarding service of the notice or notices as described in item 8 below.)

b. ☐ Defendant (name each):

was served with at least 15 days' notice to pay rent or other financial obligations, quit, or deliver a declaration, and an unsigned declaration of COVID-19-related financial distress, in the form and with the content required in Code of Civil Procedure section 1179.03(c) and (d).

(If the notice identified defendant as a **high-income tenant** and requested submission of documentation supporting any declaration the defendant submits, complete item 9 below. (Code Civ. Proc., § 1179.02.5(c).))

(If filing form UD-100 with this form and item 7b is checked, specify this 15-day notice in item 9a(7) on form UD-100, attach a copy of the notice to that complaint form, and provide all requested information about service on that form.)

c. Response to notice (check all that apply):

(1) ☐ Defendant (name each):

delivered a declaration of COVID-19-related financial distress on the landlord in the time required. (Code Civ. Proc., § 1179.03(f).)

(2) ☐ Defendant (name each):

did *not* deliver a declaration of COVID-19-related financial distress on the landlord in the time required. (Code Civ. Proc., § 1179.03(f).)

d. ☐ Rent or other financial obligations due:

(1) Rent or other financial obligations in the amount of \$ _____ was due between September 1, 2020, and September 30, 2021.

(2) Payment of \$ _____ for that period was received by September 30, 2021.

8. **Service of Code of Civil Procedure Section 1179.04 Notice from the State of California** (You must complete this item if you checked item 6 or 7 above. Section 1179.04 provides three separate versions of a "Notice from the State of California" that the landlord was to provide to tenants at different times during the pandemic (the notices referenced in item 6a and 7a above). This item addresses when and how those notices were provided.)

a. **September 2020 Notice.** Plaintiff provided the required notice for tenants who, as of September 1, 2020, had any unpaid rent or other financial obligations due any time between March 1, 2020, and August 31, 2020 (Code Civ. Proc., § 1179.04(a)), to defendants identified in 6a or as follows:

(1) ☐ By sending a copy by mail addressed to each named defendant on (date): _____

(2) ☐ By personally handing a copy to each named defendant on (date): _____

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8. a. (3) ☐ By some other method of service described in Code of Civil Procedure section 1162. (If this box is checked, describe the method and date of service on an attached page (you can use form MC-025) and title it Attachment 8a.)
- (4) ☐ In different ways for different defendants. (If this box is checked, describe the method and date of service for each defendant on an attached page (you can use form MC-025) and title it Attachment 8a.)
- (5) ☐ Plaintiff was not required to serve the September 2020 notice on the named defendants.
- b. **February 2021 Notice.** Plaintiff provided the required notice for tenants who as of February 1, 2021, had unpaid rent or other financial obligations due any time after March 1, 2020, (Code Civ. Proc., § 1179.04(b)) to defendants identified in 6a and 7a as follows:
- (1) ☐ By sending a copy by mail addressed to each named defendant on (date):
- (2) ☐ By personally handing a copy to each named defendant on (date):
- (3) ☐ By some other method of service described in Code of Civil Procedure section 1162. (If this box is checked, describe the method and date of service on an attached page (you can use form MC-025) and title it Attachment 8b.)
- (4) ☐ In different ways for different defendants. (If this box is checked, describe the method and date of service for each defendant on an attached page (you can use form MC-025) and title it Attachment 8b.)
- (5) ☐ Plaintiff was not required to serve the February 2021 notice on the named defendants.
- c. **July 2021 Notice.** Plaintiff provided the required notice for tenants who as of July 1, 2021, had unpaid rent or other financial obligations due any time after March 1, 2020, (Code Civ. Proc., § 1179.04(c)) to defendants identified in 6a and 7a as follows:
- (1) ☐ By sending a copy by mail addressed to each named defendant on (date):
- (2) ☐ By personally handing a copy to each named defendant on (date):
- (3) ☐ By some other method of service described in Code of Civil Procedure section 1162. (If this box is checked, describe the method and date of service on an attached page (you can use form MC-025) and title it Attachment 8c.)
- (4) ☐ In different ways for different defendants. (If this box is checked, describe the method and date of service for each defendant on an attached page (you can use form MC-025) and title it Attachment 8c.)
- (5) ☐ Plaintiff was not required to serve the July 2021 notice on the named defendants.
9. ☐ **High-income tenant.** The 15-day notice in item 6b or 7b above identified defendant as a high-income tenant and requested submission of documentation supporting the tenant's claim that tenant had suffered COVID-19-related financial distress. Plaintiff had proof before serving that notice that the tenant has an annual income that is at least 130 percent of the median income for the county the rental property is located in and not less than \$100,000. (Code Civ. Proc., § 1179.02.5.)
- a. ☐ The tenant did not deliver a declaration of COVID-19-related financial distress within the required time. (Code Civ. Proc., § 1179.03(f).)
- b. ☐ The tenant did not deliver documentation within the required time supporting that the tenant had suffered COVID-19-related financial distress as asserted in the declaration. (Code Civ. Proc., § 1179.02.5(c).)
10. ☒ **Rent or other financial obligations due between October 1, 2021, and March 31, 2022 (recovery period rental debt).** The unlawful detainer complaint in this action is based, at least in part, on a demand for payment of rent or other financial obligations due during the recovery period. (Check a or b.)
- a. ☒ Defendant (name each):
Brittany Stillwell; Feliz Felder
- was served with at least 3 days' notice to pay rent or other financial obligations or quit, in a notice that included the name, website address, and phone number of the governmental rental assistance program for the locality in which the property at issue is located, as well as all other content required by Code of Civil Procedure section 1179.10.
- (If filing form UD-100 with this form and this item is checked, specify this notice in item 9a(7) on form UD-100, attach a copy of the notice to that complaint form, and provide all requested information about service on that form.)
- b. ☐ Plaintiff has checked no in item 3b and the special notice to quit required in Code Civil Procedure section 1179.10 does not apply in this action.

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11. ☐ **Rent or other financial obligations due after March 31, 2022.** *(Only applicable if action is filed on or after April 1, 2022.)*
The only demand for rent or other financial obligations on which the unlawful detainer complaint in this action is based is a demand for payment of rent due after March 31, 2022.
12. ☒ **Statements regarding rental assistance** *(Required in all actions based on nonpayment of rent or any other financial obligation. Plaintiff must answer all the questions in this item and, if later seeking a default judgment, will also need to file Verification Regarding Rental Assistance—Unlawful Detainer (form UD-120).)*
- a. Has plaintiff received rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint? ☐ Yes ☒ No
- b. Has plaintiff received rental assistance or other financial compensation from any other source for rent accruing *after* the date of the notice underlying the complaint? ☐ Yes ☒ No
- c. Does plaintiff have any pending application for rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint? ☒ Yes ☐ No
- d. Does plaintiff have any pending application for rental assistance or other financial compensation from any other source for rent accruing *after* the date on the notice underlying the complaint? ☐ Yes ☒ No
13. ☐ **Other allegations** Plaintiff makes the following additional allegations: *(State any additional allegations below, with each allegation lettered in order, starting with (a), (b), (c) etc. If there is not enough space below, check the box below and use form MC-025, title it Attachment 13, and letter each allegation in order.)* ☐ Other allegations are on form MC-025.

14. ☒ Number of pages attached *(specify)*: 1

Date: 11/30/2021

Chris Evans
(TYPE OR PRINT NAME)

► /s/ Chris Evans
(SIGNATURE OF PLAINTIFF OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 11/30/2021

(TYPE OR PRINT NAME)

► See Attachment
(SIGNATURE)

VERIFICATION

I, Sandra Leal, declare as follows:
(Name)

I am the Assistant Manager for the Plaintiff in this action, and I am
(Title)
authorized to make this verification on its behalf.

I know the contents of the foregoing Complaint and Supplemental Allegations and
assert that based on my belief that the matters stated therein are true. I verify the facts as
stated therein.

I am making this verification on behalf of the Plaintiff because as the
Assistant Manager I am personally aware of the facts of this case, something
(Title)
the Plaintiff/party is not. It is part of my role/duties as Assistant Manager to be
(Title)
aware of the day to day operations and facts surrounding each case and tenancy.

Executed on December 7, 2021. I declare under penalty of perjury that the
foregoing is true and correct.



(Signature)